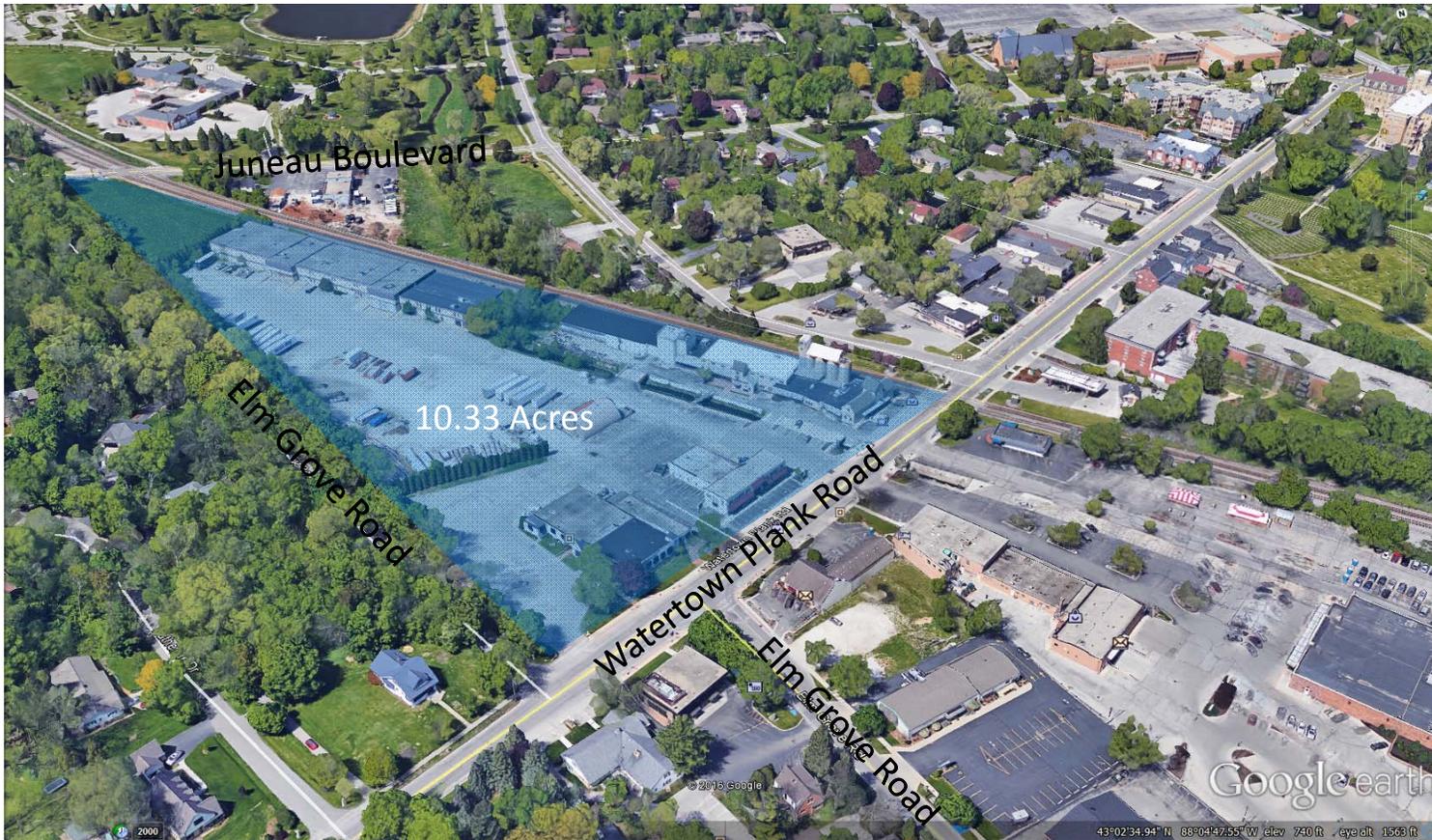


Wangard Redevelopment at Reinders

Village Board of Trustees
January 23, 2017



Location



Current Zoning



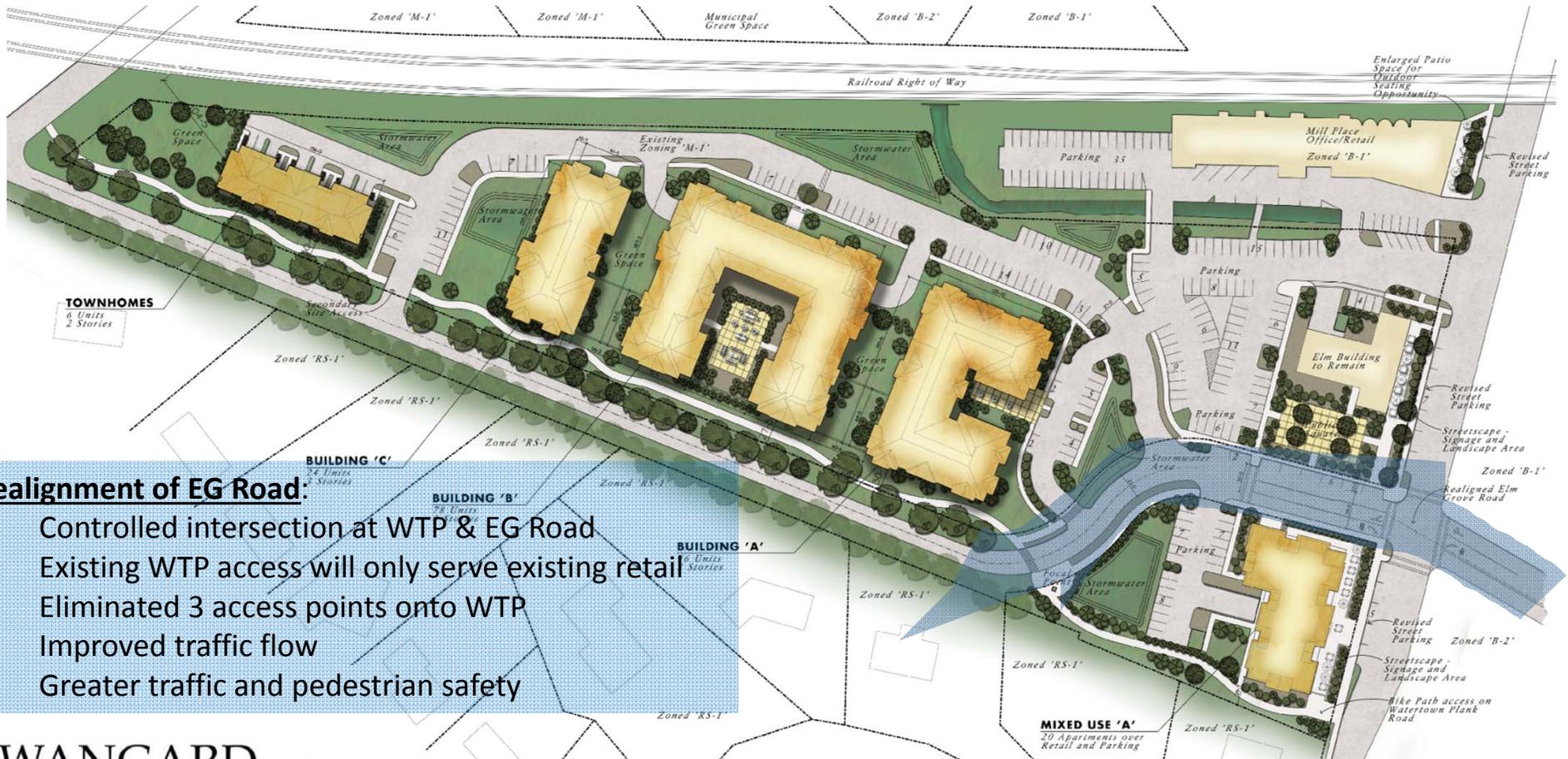
Current Conditions



Current Proposal



Current Proposal



Realignment of EG Road:

- Controlled intersection at WTP & EG Road
- Existing WTP access will only serve existing retail
- Eliminated 3 access points onto WTP
- Improved traffic flow
- Greater traffic and pedestrian safety

Current Proposal



Added WTP Properties:

- New Mixed-Use Retail/Residential
- Outdoor plaza

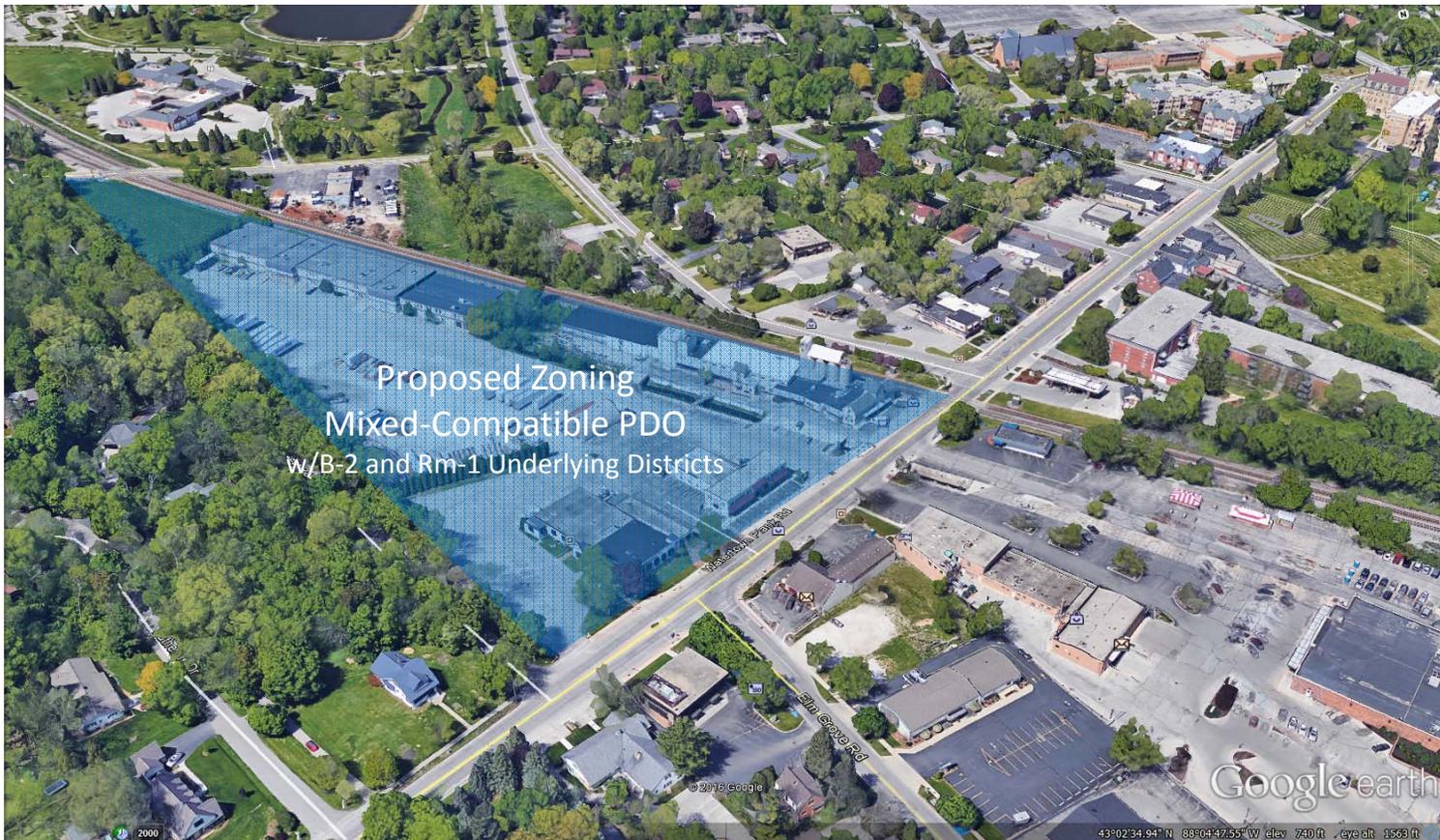
Current Proposal



Reduced Building Height:

- 2-Story Townhome
- 3-Story Apartments
- 3-Story Mixed-Use

Proposed Zoning



Views from Elm Grove Rd.



View from WTP and EGR



Views from WTP and EGR



Traffic Study

Traffic Summary

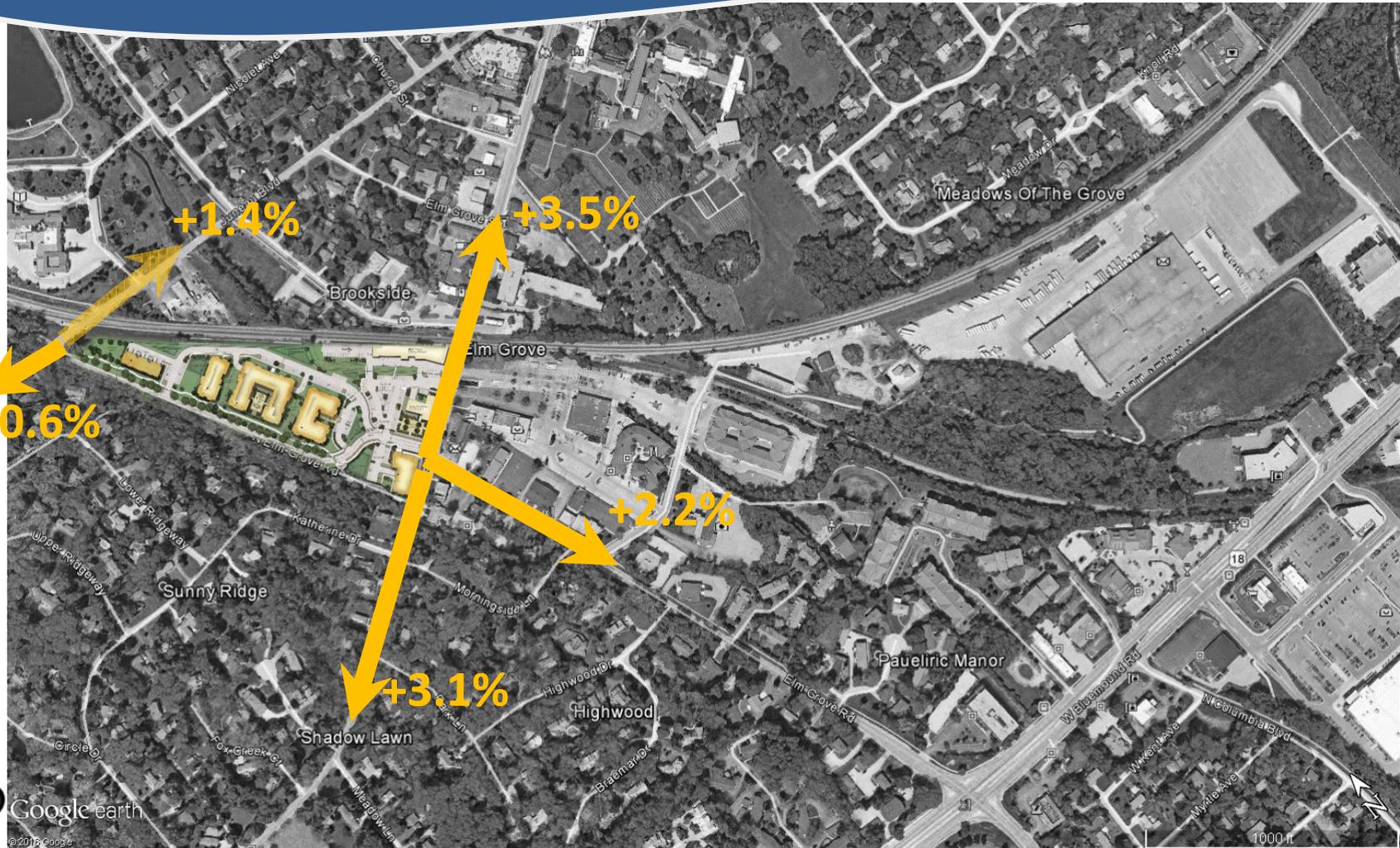
897 New Trips Daily	Daily Traffic Increase
WTP West	3.1%
WTP East	3.5%
EGR South	2.2%
Juneau East	1.4%
Juneau West	0.6%

Actions

- Reduced access points on Watertown Plank Rd.
- Eliminated perpendicular parking and backing onto WTP
- Realigned Elm Grove Road
- Controlled intersection at EGR and WTP

Results

- Improved traffic flow and safety
- Increased pedestrian safety



Density

- $ERD = (TRU + (TNR/ARU)) / \text{land size}$
- Effective Residential Density (ERD)
- Total number of residential units (TRU)
- Total interior square footage of all non-residential uses (TNR)
- Average net interior square footage of residential units (ARU)

$ERD = (174 + (28,710/1,059)) / 9.68 = \mathbf{20.78 \text{ units/acre}}$

Straight density calculation = $174 / 9.68 = \mathbf{17.98 \text{ units/acre}}$

Watermark Comparison:

$ERD = (36 + (9,000/1,842)) / 2.1 = \mathbf{19.5 \text{ units/acre}}$

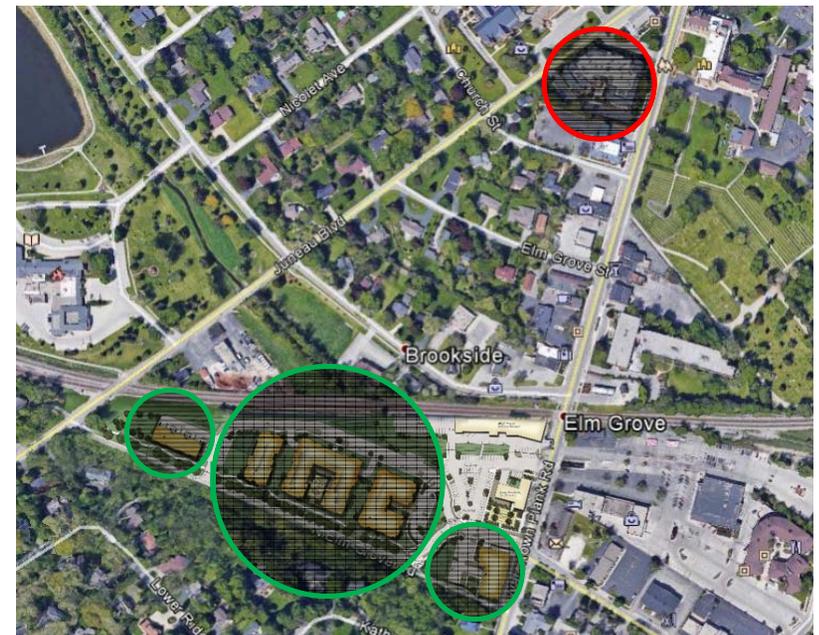
Straight density = $36 / 1.5 = \mathbf{24 \text{ units/acre}}$

Wangard Redevelopment

- 22% Building Coverage
- 2-3 Stories
- 18 Units/Acre (20.78 ERD)

Watermark

- 40% Building Coverage
- 3 Stories
- 24 Units/Acre (19.5 ERD)



Village Benefit

- As part of the development, Wangard will realign Elm Grove Road and add a controlled intersection where it meets Watertown Plank Road resulting in improved traffic flow and vehicular and pedestrian safety.
- The property will include publicly accessible plazas, green space and bike path that will connect Juneau Avenue with Watertown Plank Road, vastly improving this significant parcel in the heart of the Village.
 - In fact, building structures will cover only 22% of the approximately 9 ½-acre parcel. Forty percent of the parcel will comprise active green space.
 - That bike path will provide a needed public amenity and will also improve bicycle and pedestrian safety in the area.
- The proposed \$47 million mixed-use development will add additional and improved retail space.
- As part of the development, the Village's municipal water system will be extended to the property.
- Wangard's proposed development is consistent with the Village of Elm Grove's Comprehensive Plan. In particular, the development directly addresses the first 10 of the 12 Village-wide Goals and Guiding Principles, as [outlined on page 15](#) of the plan

Goals and Guiding Principles

Village-wide Goals and Guiding Principles

1. Maintain the distinct scenic and “small town” character of the Village through the preservation and enhancement of the physical and social environment.
- 2. Remain open to the development of housing choices that respond to the needs and market demand of Village residents.**
3. Preserve and enhance the natural and cultural assets of the Village.
4. Promote an organized land use pattern that is complimentary to both residential and non-residential uses.
- 5. Provide a safe and efficient transportation system.**
- 6. Favor high-quality economic redevelopment opportunities appropriate to the needs and character of the Village.**
- 7. Encourage economic redevelopment that compliments and strengthens existing retail, service-oriented, and commercial businesses.**
- 8. Ensure that new development is characterized by aesthetically satisfactory architecture that is compatible with neighboring properties.**
9. Manage redevelopment so that the demand for services and facilities does not exceed the capacities of the utility systems, services, streets, schools, and other community facilities.
10. Support the efficient delivery of community utilities, facilities, and services that correspond with the expectations of Village residents.
11. Continue and build on mutually beneficial intergovernmental relations with surrounding and overlapping governments.
12. Seek County, State and Federal funding whenever possible in order to implement the goals and objectives of the Board of Trustees and Comprehensive Plan.



Respectfully request referral of
petition for PDO District creation to
Plan Commission



Comments / Questions?